

Page Denied

DD/A Registry

82-0606/1

19 March 1982

MEMORANDUM FOR: Deputy Director for Administration

VIA: Comptroller

FROM: James H. McDonald
Director of Logistics

SUBJECT: Transfer of Responsibility for
[redacted] and the 2430 E Street
Complex

Mar 24 9 46 AM '82

ER

STAT

1. Paragraph 4 of this memorandum contains a recommendation for your approval.

2. During the past two years, the Office of Logistics has aggressively pursued the General Services Administration (GSA) to improve the living conditions and general maintenance being provided to [redacted] and the 2430 E Street Complex. These buildings have suffered from a lack of proper maintenance over the years to the point that the health and safety of our employees is a major concern to management. Although there have been improvements during the past year in correcting minor deficiencies, we have not been successful in having GSA provide the major capital improvements that are needed in these buildings. In addition, it is unlikely that GSA can provide the Agency with the level of service required in the future.

STAT

3. To ensure the level of support needed for these facilities, we believe it will be necessary for the Agency to assume responsibility for the maintenance and operation of [redacted] and the 2430 E Street Complex. To the maximum extent possible, we would rely on contracted services to provide the support. There are, however, major resource requirements involved. Assuming implementation in FY 1984, we project recurring costs to exceed our Standard Level User Charge payment of \$2.2 million to GSA by an additional \$2.0 million, including startup costs of \$1.7 million. In addition to the budgetary costs, we believe seven new staff positions (two at [redacted] and five at the 2430 E Street Complex) will be required initially to provide the management services necessary in assuming the maintenance and operation responsibilities. The possibility exists that in the future some of the positions at the 2430 E Street Complex could be reduced as the major capital improvements are completed. At these resource levels, we can expect the habitability and upkeep to improve.

STAT

STAT

OL 2 1242

SUBJECT: Transfer of Responsibility for and
the 2430 E Street Complex

STAT

4. Based on GSA's inability to properly support us and our intent to provide the resources required, it is recommended that you sign the attached letter to the Administrator, General Services Administration, requesting that the responsibility for the maintenance and operation of the above-mentioned buildings be assigned to the CIA.

STAT

James H. McDonald

Attachment

CONCUR:

Comptroller

Date

Distribution:

- Orig & 1 - Addressee, w/att
- 1 - Compt, w/att
- 1 - D/L (Official), w/att

CENTRAL INTELLIGENCE AGENCY
WASHINGTON, D.C. 20505

The Honorable Gerald P. Carmen
Administrator
General Services Administration
Washington, D.C. 20405

Dear Mr. Carmen:

It has come to my attention that the National Capital Region recently invited bids for providing custodial service for certain Federal buildings, including our Central, East, South, and [redacted] buildings. The invitation to bid is numbered GS-IIC-20100.

STAT

We are concerned that a commercial contract for providing cleaning services in these buildings will have a serious adverse impact on the Central Intelligence Agency. As you know, our security requirements for unescorted access to CIA buildings include status as a U.S. citizen, completion of a full background investigation, and a polygraph interview. The clearance process is time consuming and costly, and the CIA would face the partial or complete loss of essential services and significant expense if clearances cannot be obtained or rapid turnover of personnel is experienced. Our only alternative consistent with security considerations would require providing escorts to uncleared personnel. At this time, we have neither the money nor the human resources to expand our escort program.

In addition to the custodial services, we would like to address the present situation regarding the maintenance and operations of these facilities. The amount of funds that the General Services Administration has been able to budget and the resources that GSA has available to properly maintain these buildings has diminished over the years to the point that required capital improvements to the buildings cannot be undertaken until FY 1985. The Agency has repeatedly identified our major concerns, including the heating, ventilation, and air-conditioning systems; roofing and structural repairs; and utility upgrades and the health and safety deficiencies.

In view of this, we request that GSA consider authorizing the CIA to assume responsibility for the maintenance and operation of these four buildings.

The Honorable Gerald P. Carmen

We feel the Agency is in a better position to cope with security requirements, building requirements, and allocation of resources within the buildings. Also, we believe the opportune time to assume responsibility would be shortly after the implementation of the maintenance and operation contract on [redacted] Accordingly, and until a decision is reached, we ask that cleaning service continue to be provided by GSA personnel who are cleared by this Agency and that every effort be made to improve the present conditions of these facilities.

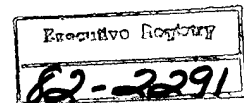
STAT

Harry E. Fitzwater
Deputy Director
for
Administration

Page Denied

Next 14 Page(s) In Document Denied

DDA 82-0259/1



3 February 1982

MEMORANDUM FOR: Deputy Director for Science and Technology
FROM: Harry E. Fitzwater
Deputy Director for Administration
SUBJECT: Progress Report on the OTS Inspection Report
Recommendation 3
REFERENCE: Memo dtd 7 May 81 to DDA fr DDCI, same subj

TRY



ING IT.


1. The Office of Logistics (OL) has been working with various levels of the General Services Administration (GSA) to improve the habitability and upkeep of the 2430 E Street, Washington, D.C., complex. Priority has been given to correcting the safety deficiencies cited in the Safety Group, Office of Security (SG/OS) occupational health and safety inspection report. GSA has been responsive to the report and has taken corrective action to repair minor deficiencies in the electrical and fire protection systems.

2. The 2430 E Street complex has suffered from a lack of proper maintenance over the years, and this has led to the deterioration of the facility. Additionally, the shortage of space, compounded by the use of hallways, stairwells, and mechanical rooms as storage areas has fostered poor housekeeping practices. Upkeep has improved somewhat during the past months, but is still at an unacceptable level and continued improvement is being made by OTS and GSA.

3. Although there has been an improvement during the past six months in correcting minor deficiencies, no major project undertaking to improve the three buildings has been taken by GSA. OL has been informed by GSA that there is no money budgeted for capital improvements to the complex through FY 1985. GSA has indicated that they will endeavor to do painting and habitability improvements during the next nine months. Although no money for capital improvements has been budgeted for the complex, GSA had indicated that they may be able to initiate projects up to \$100,000 per building in FY 1982. OL had identified to GSA items of major concern including the HVAC systems, roofing and structural repairs, and utility upgrades. GSA is reviewing the final report submitted by a consulting engineering firm hired to evaluate the condition of the complex.

4. OL has met with GSA to review the design for the construction of a fire escape to service the first and second floors of the East Building. The design is nearly complete and construction should begin in the spring of 1982.

5. In summary, OL will continue pursuing various actions with GSA to improve the 2430 E Street complex. The amount of money GSA will be able to budget for improvements will decide the extent of the improvements. OL will continue to provide assistance to GSA in identifying priority items. With funding and continued assistance from GSA, improvements to the facility should continue.


Harry E. Fitzwater

STAT

cc: DDCI
~~EXDIR~~
IG

DDA/A REGISTRY

DDA 82-0259/1

FILE: 40

3 February 1982

MEMORANDUM FOR: Deputy Director for Science and Technology

FROM: Harry E. Fitzwater
Deputy Director for Administration

SUBJECT: Progress Report on the OTS Inspection Report
Recommendation 3

REFERENCE: Memo dtd 7 May 81 to DDA fr DDCI, same subj

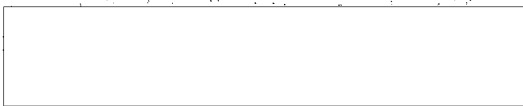
1. The Office of Logistics (OL) has been working with various levels of the General Services Administration (GSA) to improve the habitability and upkeep of the 2430 E Street, Washington, D.C., complex. Priority has been given to correcting the safety deficiencies cited in the Safety Group, Office of Security (SG/OS) occupational health and safety inspection report. GSA has been responsive to the report and has taken corrective action to repair minor deficiencies in the electrical and fire protection systems.

2. The 2430 E Street complex has suffered from a lack of proper maintenance over the years, and this has led to the deterioration of the facility. Additionally, the shortage of space, compounded by the use of hallways, stairwells, and mechanical rooms as storage areas has fostered poor housekeeping practices. Upkeep has improved somewhat during the past months, but is still at an unacceptable level and continued improvement is being made by OTS and GSA.

3. Although there has been an improvement during the past six months in correcting minor deficiencies, no major project undertaking to improve the three buildings has been taken by GSA. OL has been informed by GSA that there is no money budgeted for capital improvements to the complex through FY 1985. GSA has indicated that they will endeavor to do painting and habitability improvements during the next nine months. Although no money for capital improvements has been budgeted for the complex, GSA had indicated that they may be able to initiate projects up to \$100,000 per building in FY 1982. OL had identified to GSA items of major concern including the HVAC systems, roofing and structural repairs, and utility upgrades. GSA is reviewing the final report submitted by a consulting engineering firm hired to evaluate the condition of the complex.

4. OL has met with GSA to review the design for the construction of a fire escape to service the first and second floors of the East Building. The design is nearly complete and construction should begin in the spring of 1982.

5. In summary, OL will continue pursuing various actions with GSA to improve the 2430 E Street complex. The amount of money GSA will be able to budget for improvements will decide the extent of the improvements. OL will continue to provide assistance to GSA in identifying priority items. With funding and continued assistance from GSA, improvements to the facility should continue.


Harry E. Fitzwater

cc: DDCI
EXDIR
IG

STAT


STAT

Page Denied

DD/A REGISTRATION

82-0259

97 MAY 1981

MEMORANDUM FOR: Deputy Director for Administration


FROM: James H. McDonald
Director of Logistics

SUBJECT: Progress Report on the Office of Technical
Service Inspection Report Recommendation 3

REFERENCE: Memo for DDA from DDCI, dtd 7 May 1981, Same
Subject (DD/A 81-0067/5; OL 1 1995)

1. The attached blind memorandum is a progress report on our efforts to improve the living conditions at the 2430 E Street Complex. The report, which addresses the concerns of the Deputy Director of Central Intelligence regarding Recommendation 3 of the Inspector General's report, is for your information, but we have prepared it as a blind memorandum in case you decide to forward it to the DDCI.

2. For your information, the Real Estate and Construction Division, OL, and the Logistics Services Division, OL, have been and will continue pursuing various actions to improve the habitability and upkeep of the 2430 E Street, Washington, D.C., Complex.


James H. McDonald

Attachment

cc: C/SG/OS, w/att

STAT
REGISTRY
82-0259

OL 1 5379

Page Denied

Next 1 Page(s) In Document Denied